RETAIL

Carter Jonas



TO LET

3-4 COLLIERS WALK, NAILSEA, BS48 1RH
123 SQ M / 1,324 (SQ FT)

LOCATION

Nailsea is a busy town situated 8 miles west of Bristol and 16 miles north west of Weston-Super-Mare, close to junction 20 of the M5 motorway, with an estimated population of 15,477.

Colliers Walk adjoins the 90,000 sq ft Crown Glass Shopping Centre which is anchored by a mix of convience, specialist and national occupiers to include **Livro Lounge, Jetts Gym, Card Factory**, **Costa** and **Specsavers**.

The premises fronts Colliers Walk, immediately adjoining **Boots Opticians** and opposite **Greggs.**

3-4
COLLIERS WALK
NAILSEA
BS48 1RH

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Stuart Williams
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0117 922 12 22

3-4 Colliers Walk, Crown Glass Shopping Centre

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ACCOMMODATION
The approximate net internal floor areas are:

	Sq M	Sq Ft
Ground Floor	123.00	1,324
TOTAL	123.00	1,324

RENT
£27,500 per annum, exclusive

PLANNING
The premises benefits from a **Class E planning** consent allowing premises to be used for **retail, financial** and **professional services, cafés/restaurants, offices** or **medical,** subject to landlord's consent.

BUSINESS RATES
According to the Valuation Office website, the premises are assessed as follows:

Rateable Value: £20,500 (from 1st April 2026)

Interested parties are advised to satisfy themselves that the above assessment is correct by referring to: https://www.gov.uk/find-business-rates.

SERVICE CHARGE
A service charge will be levied for the general upkeep, maintenance and management of the shopping centre. The service charge estimate for the year is £4,738.

Insurance premium for the year is £807.

EPC
A certificate rated D (79) is available on request.

LEGAL COSTS
Each party to bear their own costs incurred in any transaction.

VAT
All figures within these terms are exclusive of VAT where applicable.

SANCTION & ANTI-MONEY LAUNDERING CHECKS
Carter Jonas is required to carry out sanction and AML checks on all tenants, guarantors and purchasers of commercial property. Where deals are agreed, the relevant parties will be required to supply photo identification (passport or driving licence) and proof of home address (e.g—recent utility bill) so the required checks can be undertaken.

VIEWING AND FURTHER INFORMATION:

Cellan Richards
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Stuart Williams
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NOVEMBER 2026

SUBJECT TO CONTRACT

IMPORTANT INFORMATION
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3-4 Colliers Walk, Crown Glass Shopping Centre

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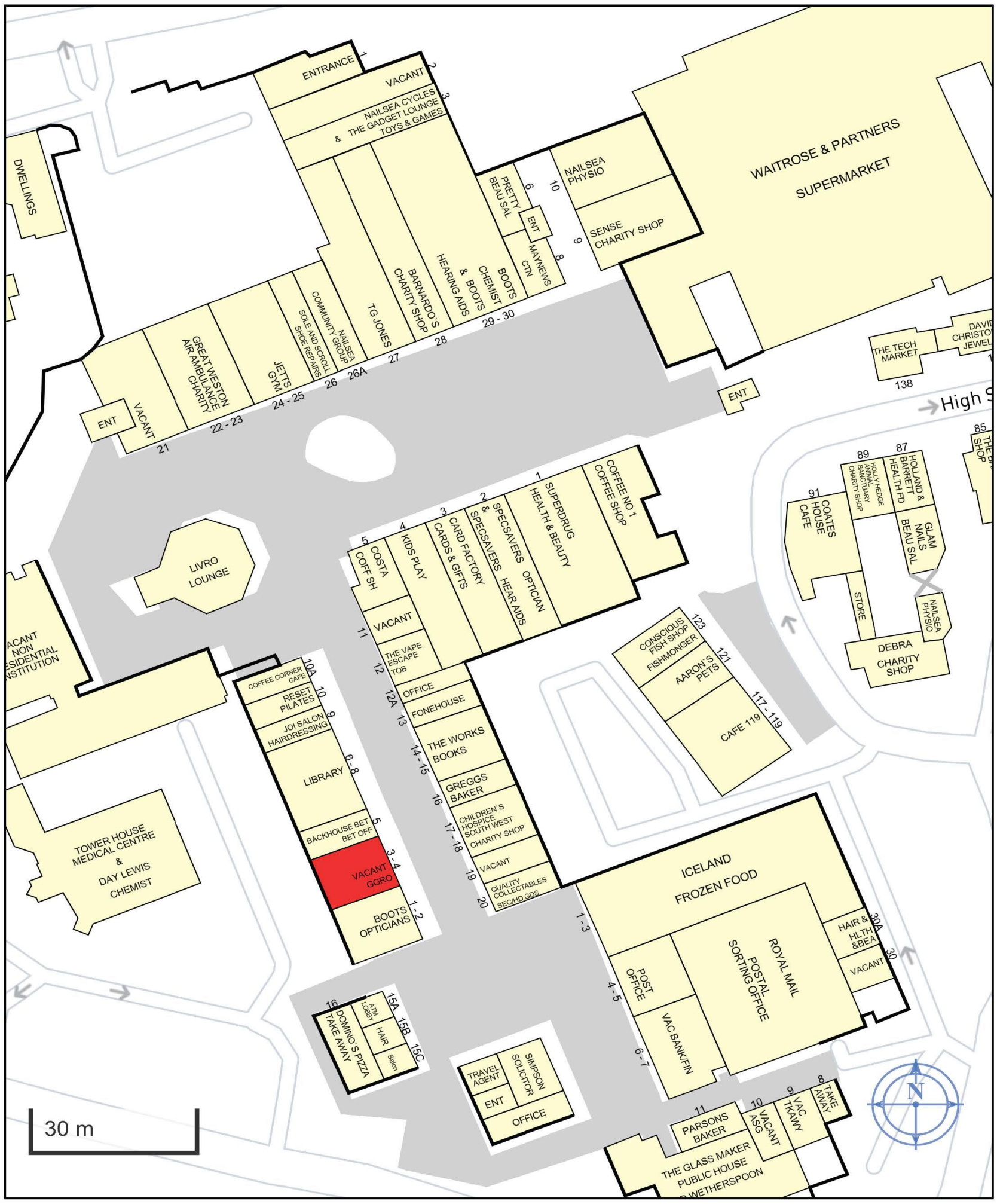

Ordnance Survey

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SUBJECT TO CONTRACT - NOVEMBER 2026

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